

SNAPSHOT of HOME Program Performance--As of 12/31/08
Local Participating Jurisdictions with Rental Production Activities



Participating Jurisdiction (PJ): Concord Consortium State: NC

PJ's Total HOME Allocation Received: \$12,158,529 PJ's Size Grouping*: B

PJ Since (FY): 1997

Category	PJ	State Average	State Rank	Nat'l Average	Nat'l Ranking (Percentile):*		
					Group	B	Overall
				PJs in State:	18		
Program Progress:							
% of Funds Committed	82.16 %	89.36 %	16	90.66 %	6		9
% of Funds Disbursed	82.16 %	81.30 %	8	81.06 %	45		45
Leveraging Ratio for Rental Activities	0	6.07	18	4.62	0		0
% of Completed Rental Disbursements to All Rental Commitments***	100.00 %	87.53 %	1	81.27 %	100		100
% of Completed CHDO Disbursements to All CHDO Reservations***	81.97 %	70.97 %	4	68.23 %	76		71
Low-Income Benefit:							
% of 0-50% AMI Renters to All Renters	86.00 %	77.66 %	11	79.86 %	63		58
% of 0-30% AMI Renters to All Renters***	22.00 %	36.84 %	15	44.82 %	11		14
Lease-Up:							
% of Occupied Rental Units to All Completed Rental Units***	88.00 %	95.87 %	16	94.65 %	13		14
Overall Ranking:			In State:	15 / 18	Nationally:	20	24
HOME Cost Per Unit and Number of Completed Units:							
Rental Unit	\$12,172	\$9,894		\$25,419	50	Units	10.60 %
Homebuyer Unit	\$20,359	\$11,266		\$14,530	247	Units	52.30 %
Homeowner-Rehab Unit	\$19,315	\$24,072		\$20,251	175	Units	37.10 %
TBRA Unit	\$0	\$1,758		\$3,156	0	Units	0.00 %

* - A = PJ's Annual Allocation is greater than or equal to \$3.5 million (55 PJs)

B = PJ's Annual Allocation is less than \$3.5 million and greater than or equal to \$1 million (201 PJs)

C = PJ's Annual Allocation is less than \$1 million (293 PJs)

** - E.g., a percentile rank of 70 means that the performance exceeds that of 70% of PJs.

***- This category is double-weighted in compiling both the State Overall Ranking and the National Overall Ranking of each PJ.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

Program and Beneficiary Characteristics for Completed Units

Participating Jurisdiction (PJ): Concord Consortium NC

Total Development Costs:
(average reported cost per unit in
HOME-assisted projects)

	Rental	Homebuyer	Homeowner
PJ:	\$12,172	\$44,479	\$17,305
State:*	\$67,987	\$81,398	\$25,291
National:**	\$89,640	\$72,481	\$22,984

CHDO Operating Expenses:
(% of allocation)

PJ: 0.0 %
National Avg: 1.1 %

R.S. Means Cost Index: 0.86

	Rental %	Homebuyer %	Homeowner %	TBRA %
RACE:				
White:	29.5	40.6	48.0	0.0
Black/African American:	56.8	47.1	50.9	0.0
Asian:	4.5	0.6	0.0	0.0
American Indian/Alaska Native:	0.0	0.0	0.0	0.0
Native Hawaiian/Pacific Islander:	0.0	0.0	0.0	0.0
American Indian/Alaska Native and White:	0.0	0.0	0.0	0.0
Asian and White:	0.0	0.0	0.0	0.0
Black/African American and White:	0.0	0.6	0.0	0.0
American Indian/Alaska Native and Black:	0.0	0.0	0.0	0.0
Other Multi Racial:	0.0	0.0	0.0	0.0
Asian/Pacific Islander:	0.0	0.0	0.0	0.0

ETHNICITY:

Hispanic	9.1	11.2	1.1	0.0
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HOUSEHOLD SIZE:

1 Person:	56.8	28.2	43.4	0.0
2 Persons:	6.8	28.2	34.9	0.0
3 Persons:	22.7	19.4	8.6	0.0
4 Persons:	13.6	10.6	8.6	0.0
5 Persons:	0.0	9.4	4.6	0.0
6 Persons:	0.0	3.5	0.0	0.0
7 Persons:	0.0	0.6	0.0	0.0
8 or more Persons:	0.0	0.0	0.0	0.0

HOUSEHOLD TYPE:

Single/Non-Elderly:	27.3	35.3	29.7	0.0
Elderly:	31.8	4.7	24.0	0.0
Related/Single Parent:	31.8	27.1	14.3	0.0
Related/Two Parent:	4.5	27.1	25.7	0.0
Other:	4.5	5.9	6.3	0.0

SUPPLEMENTAL RENTAL ASSISTANCE:

Section 8:	2.3	0.0 [#]
HOME TBRA:	0.0	
Other:	0.0	
No Assistance:	97.7	

of Section 504 Compliant Units / Completed Units Since 2001 1

* The State average includes all local and the State PJs within that state

** The National average includes all local and State PJs, and Insular Areas

Section 8 vouchers can be used for First-Time Homebuyer Downpayment Assistance.



**HOME PROGRAM
SNAPSHOT WORKSHEET - RED FLAG INDICATORS**
Local Participating Jurisdictions with Rental Production Activities

Participating Jurisdiction (PJ): Concord Consortium

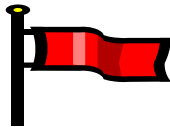
State: NC

Group Rank: 20
(Percentile)

State Rank: 15 / 18 PJs

Overall Rank: 24
(Percentile)

Summary: 1 / Of the 5 Indicators are Red Flags

FACTOR	DESCRIPTION	THRESHOLD*	PJ RESULTS	RED FLAG
4	% OF COMPLETED RENTAL DISBURSEMENTS TO ALL RENTAL COMMITMENTS	< 73.60%	100	
5	% OF COMPLETED CHDO DISBURSEMENTS TO ALL CHDO RESERVATIONS	< 47.54%	81.97	
6	% OF RENTERS BELOW 50% OF AREA MEDIAN INCOME	< 70%**	86	
8	% OF OCCUPIED RENTAL UNITS TO ALL RENTAL UNITS	< 90.20%	88	
"ALLOCATION-YEARS" NOT DISBURSED***		> 3.500	1.82	

* This Threshold indicates approximately the lowest 20% of the PJs

** This percentage may indicate a problem with meeting the 90% of rental units and TBRA provided to households at 60% AMI requirement

*** Total of undisbursed HOME and ADDI funds through FY 2005 / FY2005 HOME and ADDI allocation amount. This is not a SNAPSHOT indicator, but a good indicator of program progress.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

HOME Program Performance SNAPSHOT

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